



Kirk Road, Branston



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£260,000

- Beautifully presented Three bedroom family home
- Modern open-plan kitchen/dining room
- Situated within a sought-after modern development
- Spacious lounge
- South facing garden
- Built in 2019 by Taylor Wimpey
- Freehold
- EPC Rating B



Situated within a sought-after modern development, this beautifully presented three-bedroom link detached home offers spacious and contemporary accommodation, ideal for growing families and professionals alike.

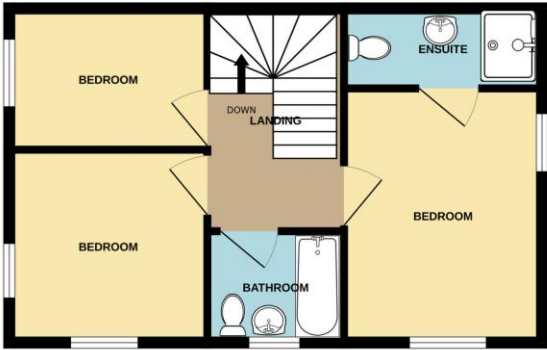
Finished to a high standard throughout, the ground floor comprises a welcoming entrance hall, generous living room with french doors open onto the rear garden, providing plenty of natural light and access to the outdoor space. Open-plan kitchen/dining room fitted with a range of modern wall and base units, integrated appliances and ample worktop space. Upstairs, the property benefits from three well-proportioned bedrooms, including a spacious master bedroom, alongside a stylish family bathroom and en-suite facilities. Externally, the home enjoys attractive landscaped gardens, off-road parking and a private driveway with garage.



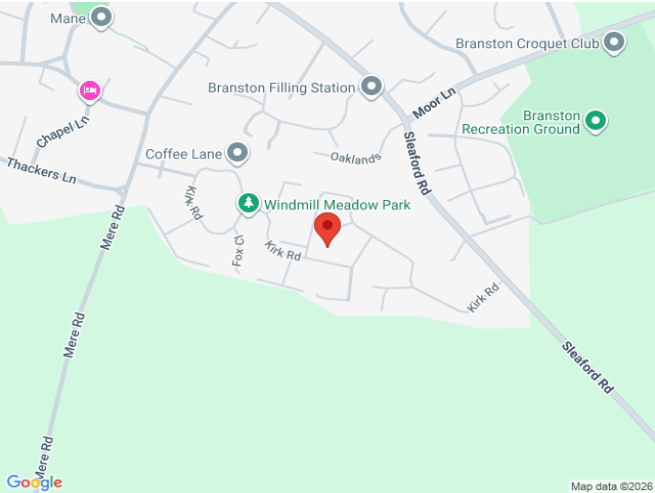
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



53 KIRK ROAD, BRANSTON, LINCOLN LN4 1FQ
TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		